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Chair



Angel Taveras  
Mayor

## Zoning Board of Review

PUBLIC NOTICE  
CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW  
444 WESTMINSTER STREET (2<sup>ND</sup> FLOOR)  
PROVIDENCE, RHODE ISLAND 02903-3206

Notice is hereby given that the Zoning Board of Review will be in session in the **First Floor Conference Room at the Mayor Joseph A. Doorley Municipal Building located at 444 Westminister Street, Providence, Rhode Island on Monday, July 21, 2014 at 5:30 P.M. and 7:00 P.M.** when all persons interested will be heard for or against the granting of the following applications pursuant to Section 902 of the Zoning Ordinance:

### 5:30 P.M.

OMNI DEVELOPMENT CORPORATION: 3-5 Convent Street, also known as Lot 161 on the Tax Assessor's Plat 82, located in a General Residence R-G Zone; filed an application requesting a Dimensional Variance for relief from Sections 202.6 and 304 to increase the number of residential dwelling units from 13 to 14 dwelling units. The applicant seeks relief from regulations governing intensification of a building or structure nonconforming by dimension and lot area per dwelling unit. Further, a Special Use Permit is sought for relief from Sections 703.2 and 704.2(D) pursuant to Sections 707 and 707.1, regulations governing the number of required parking spaces (shortfall of one parking space), and the restriction in the number of curb cuts. The lot in question contains approximately 13,000 square feet of land area.

LINWOOD COURT LIMITED PARTNERSHIP II, OWNER AND OMNI DEVELOPMENT CORPORATION, APPLICANT: 126-130 Linwood Avenue, also known as Lots 903 & 904 on the Tax Assessor's Plat 43, Lot 903 being located in a Residential R-3 Three-Family Zone and Lot 904 being located in a Limited Commercial C-1 Zone; filed an application requesting a Use Variance for relief from 303-Use Code 14 and a Dimensional Variance for relief from Sections 305 and 305.1(Footnote 10) to construct a new 71' x 68' two-story building that would contain six (6) dwelling units. The applicant seeks relief from regulations governing lot area per dwelling unit, front yard setback, and articulations in the front façade. Further, a Special Use Permit is sought for relief from Section 704.2(C) pursuant to Sections 707 and 707.1, the rear yard paving restriction. The lots in question together contain approximately 13,645 square feet of land area.

RHODE ISLAND HOUSING DEVELOPMENT CORPORATION, OWNER AND OMNI DEVELOPMENT CORPORATION, APPLICANT: 102-106 Linwood Avenue, also known as Lot 440 on the Tax Assessor's Plat 42, located in a Limited Commercial C-1 Zone; filed an application requesting a Dimensional Variance for relief from Section 305 to change the use of the existing building from a rooming house to a multi-family dwelling with 26 apartments. The applicant seeks relief from regulations governing lot area per dwelling unit. The lot in question contains approximately 18,622 square feet of land area.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION, OWNER AND OMNI DEVELOPMENT CORPORATION, APPLICANT: 69 Althea Street, also known as Lot 385 on the Tax Assessor's Plat 31, located in a Residential R-3 Three-Family Zone; filed an application requesting a Dimensional Variance for relief from Sections 304 and 427.5, regulations governing the height restriction and percentage of pervious surface required in R zones. Further, a Special Use Permit is sought for relief from Section 704.2(C), the rear yard paving limitation. The lot in question contains approximately 4,000 square feet of land area.

PERIGAMINO, INC., OWNER, WILLIAM FISHBEIN, APPLICANT AND BLICK ART SUPPLIES, LESSEE: 186-200 Wickenden Street & 6 Traverse Street, also known as Lot 193 on the Tax Assessor's Plat 16, located in a General Commercial C-2 Zone; filed an application requesting a Dimensional Variance for relief from Sections 305 and 305.1(Footnotes 8 & 10) to expand the existing art supply store by constructing a new 59.5' x 50' second story addition. The existing rear exit will remain unchanged supporting a proposed egress stairway from the proposed second floor. The applicant seeks relief from regulations governing front and rear yard setbacks and articulations in front building façade. Further, a Special Use Permit is sought for relief from Section 703.2 pursuant to Sections 707 and 707.1; whereby, this proposal has a shortfall of six (6) parking spaces. The lot in question contains approximately 6,945 square feet of land area.

GRACE HARBOR COMMUNITY CHURCH: 184 Broad Street (corner Stewart St.), also known as Lot 38 on the Tax Assessor's Plat 24, located in a General Commercial C-2 Zone and within the Commercial Corridor Overlay District (CCOD); filed an application seeking a Special Use Permit for relief from Section 703.2 pursuant to Sections 707 and 707.1, the parking requirement. The applicant proposes to change the use of the existing building from an office to religious service, which is a permitted use within the C-2 district. Relief is sought from regulations governing the parking requirement; whereby, within the CCOD, this proposal requires 50 parking spaces; there are 13 existing on-site parking spaces. The lot in question contains approximately 9,500 square feet of land area.

**7:00 P.M.**

Pursuant to Rhode Island General laws, Sections 45-24-57(1)(i) and 45-24-64, and Section 902.1 of the Zoning Ordinance, the Zoning Board of Review will be sitting as an appellate board, the Board of Appeals, concerning the following Appeal:

**APPEAL FROM THE DECISION OF THE PROVIDENCE HISTORIC DISTRICT COMMISSION**

APPELLANTS: Providence Preservation Society, Green Lot, LLC, Monohassett Mill Condominium Association, Clay Rockefeller, Eagle Square Condominium Association, Erik Bright and Steelyard

PROPERTY OWNER: General Electric Company

SUBJECT PROPERTY: 586 Atwells Avenue, also known as Lots 282, 556, 657, 30 & 634 on the Tax Assessor's Plat 30

The Appellants are appealing the Decision of the Providence Historic District Commission issuing a Certificate of Appropriateness dated May 5, 2014, concerning the proposed demolition of the existing structure(s).

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

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